Thurlby Parish Council
Minutes of the Special Meeting of Thurlby Parish Council (Min 26-05) held on Wednesday the 15 July 2026 at 7.00 p.m. in the Lawrance Park Social Room

Present: **Councillors:** N Bradley, R Bill, S Broadbent (Presiding), P Haley, B Gunner, and A Thomas
Residents: J Larchats, K Edgar and M Edgar
Others: Bernard Champness – Clerk. County Cllr K Redfern

	Open Forum	
	Mr & Mrs Edgar were present having only just received the notice of this planning application S26/1050which is being dealt with in Item 67. They wanted to express their concerns about the proposed development and lived at 17 The Green Their concern was that water drained down the hill into the field which then drains into their garden. This means the garden is waterlogged as is the field where the proposed development intends to be. The field is boggy for much of the time. Any development will almost ensure that water continues to run of the land into their garden, but the problem of flooding will only get worse. There was a rookery at one end of the field and lots of wildlife all of which will be disturbed by any development. At the moment the field is a meadow and mowed once a year which attracts wildlife. They were advised to write to the Planning Officer with their objections as well as any photographic evidence they might have to back up their complaints/objections. They informed the Council that the other residents who will be affected by the development are all going to write with their objections to the Planning Officer if they have not done so already. .	
	The meeting was formally opened at 19.00 but as the above residents arrived after the meeting was opened it was closed at 19.15 to enable them to address the meeting.	
64.	**Apologies for absence, acceptance of Apologies**	
	64.1	Apologies were received from, L Lowe (personal) L Day (personal) I Pace, (personal) H Daines (personal) **Resolved** that the apologies be accepted.
65.	**Declaration of Interest –** To receive Declarations of Disclosable Pecuniary and Other Interests, as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item	
	65.1	No one declared any Disclosable Pecuniary and Other Interests on any matter on the agenda.
66.	**Minutes of the Meeting of the Parish Council held on the 1 July 2026 (Min26-04)**	
	66.1	**Resolved**: That the minutes of the meeting held on the1 July 2026 be signed by the Chair as a correct record.
67.	**Planning applications:**	
	67.1	**To consider any Planning Applications received – S26/1050** - Outline application for residential development of nine dwellings (all matters reserved apart from access) at Land North of Station Road Thurlby78. Every Councillor had had an opportunity of reading and considering the planning application on-line. Although it was considered to

		be a well-prepared document there were problems which needed to be addressed and, in any event, it was considered that we would object to the application as follows: 1. It was a surprise that the design statement at para 16 stated as follows "The landowner's family has long-standing associations with the village dating back many centuries and are committed to leaving a lasting legacy for the village. They are committed to making a contribution of 15% on net sale proceeds from the sale of the site to the Parish Council for community-based projects" Notwithstanding this statement the Parish Council have considered the application on its merits and have done so without reference to the monetary offer made. The County Councillor who was present expressed grave concern that the offer was referred to and considered that it might been seen as a bribe. We as a Council would consider that if planning permission is granted then any Sec 106 monies should be made available to the Parish Council. 2. The application states that there will be a mix of one and 2 storey properties but do not specify how many of either. In any event the mixture would not be in accordance with TPN11 of the Thurlby and Northorpe Neighbourhood Plan. 3. The development is back land development. This again is not supported by TPN 09 which clearly states that the Plan would not accept development which would extend into the open countryside. 4. The land in question is and has not been included in the South Kesteven Local Plan which has identified 2 other areas within the village being Obthorpe Lane and Elm Farm. As a result, we feel that there is already sufficient housing being provided for within those developments. 5. Access onto the site is by a stretch of land which is not considered wide enough for vehicles entering or exiting the site safely. The Tree Officer makes specific reference to a horse chestnut tree being possible affected by the entrance into the site. The Tree Officer states "Horse chestnut T1578 is a significant tree within the street scene. It is estimated to be approximately 120 years old and contributes strongly to local character, visual amenity, and historic landscape value" There is proposed to be parking for 27 vehicles which means that there will be a large increase of traffic entering onto Station Road and into the village and onto the A15. Such an increase is not acceptable either by way of noise as well as pollution. 6. We cannot agree to the statement made by Anglian Water in their report/response. We also cannot agree to the statement in the Application form that the land is not affected by flooding. Water drains off the fields down Swallow Hill and this in turns means that for many months of the year the field is boggy. The water then spreads to the land at 17 The Green which is met by a spring in their garden. This development will only makes the ,matter worse not better. 7. At the moment the field is used as a meadow and is mowed once a year. This attracts wildlife which will not happen if there is housing built on the site. There is a rookery in one of the trees in the field and bats have been seen as well as other wildlife all of which will be affected. 8. The present infrastructure is not capable of taking any further development within the village. In particular the capacity of the sewage system is already at full capacity. In winter this means that after it has rained raw sewage is seen coming out of manholes around the village. Any development should be stopped until this problem is corrected and the infrastructure updated and modernised.
		There being no other business the meeting was duly closed at 19.27
68.	**The date of the next meeting** – to be held on **Wednesday 2 September 2026** at 7.30 p.m. in the Lawrance Park Social Room, Thurlby	